

Sebastien Sandler  
XUL Architecture  
102 Belsize Lane  
LONDON  
NW3 5BB

Application Ref: **2013/6892/P**  
Please ask for: **Miheer Mehta**  
Telephone: 020 7974 **2188**

14 April 2014

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)  
Town and Country Planning (Development Management Procedure) Order 2010  
Town and Country Planning (Applications) Regulations 1988

### **Householder Application Granted**

Address:  
**61b Belsize Lane**  
**London**  
**NW3 5AU**

Proposal:  
Erection of dormer extension to rear elevation including installation of 1x rooflight to rear roof slope, conversion of the garage into habitable space and replacement of garage door and installation 1x rooflight above the garage roof (Class C3).

Drawing Nos: LP-01 Rev 01, PA-01 Rev 03, PA-02 Rev 03, PA-03 Rev 02, PA-04 Rev 02, PA-05 Rev 01 & Design and Access Statement (prepared by XUL Architecture dated 22/10/2013).

The Council has considered your application and decided to grant permission subject to the following conditions:

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.



Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

LP-01 Rev 01, PA-01 Rev 03, PA-02 Rev 03, PA-03 Rev 02, PA-04 Rev 02, PA-05 Rev 01 & Design and Access Statement (prepared by XUL Architecture dated 22/10/2013).

Reason:

For the avoidance of doubt and in the interest of proper planning.

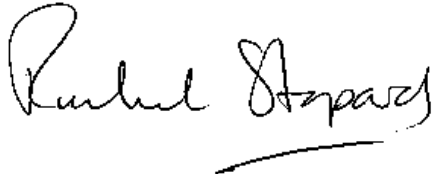
#### Informatives:

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 3 The existing garage hereby approved as a study shall only be used for purposes incidental to the residential use of the house known as 61B Belsize Lane.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard  
Director of Culture & Environment

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